BOUNDARY SURVEY OF LOTS 37-40, BLOCK 117, CHAMBERLIN ARLINGTON HEIGHTS, SECOND FILING

PROPERTY DESCRIPTION

BEING situated in the Hays Covington Survey, Abstract No. 256, in the City of Fort Worth, Tarrant County, Texas, and being that tract of land referred to as Tract I, same being described as Lot 37, 38, 39 and 40 in Block 117, Chamberlin Arlington Heights, 2nd Filing, an addition to the City of Fort Worth according to the plat thereof recorded in Cabinet 63, Page 40 of the Plat Records of Tarrant County, Texas, and conveyed to Matthew Houston according to the Special Warranty Deed recorded in Volume 10202, Page 2020 of the Deed Records of Tarrant County, Texas.

I, the undersigned, do hereby certify that I have made a careful and accurate survey of the above described property, and that the plat shown hereon is a true, correct and accurate representation of the property as determined by survey. There are no visible easements, encroachments, conflicts, or protrusions, except as shown. This survey substantially conforms to the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1A, Condition II Survey.

FOR NATHAN D. MAIER CONSULTING ENGINEERS, INC.

TBPLS Registration No. 100189-00

Gary W. Matthews

Registered Professional Land Surveyor Texas No. 5534

2.17.2016

GENERAL NOTES

- 1. BASIS OF BEARINGS for this survey is referenced to the Texas Coordinate System, NAD83, Texas North Central Zone 4202 utilizing Western Data Systems Texas Cooperative Network (www.txrtk.com) RTK broadcast from Station DMLJ_g10.
- 2. By graphical plotting, the parcel described hereon lies within Zone "X" (unshaded) as delineated on the Tarrant County, Texas and Incorporated Areas Flood Insurance Rate Map Number 48439C0285K, revised September 25, 2009, as published by the Federal Emergency Management Agency. Zone "X" (unshaded) is defined as "Areas determined to be outside the 0.2% annual chance floodplain." The surveyor utilized the above referenced flood plain information for this determination.
- 3. This survey was prepared without benefit of a title commitment.

This description is accompanied by a plat of survey of even date.



Page 1 of 3

EXHIBIT "A" BOUNDARY SURVEY OF LOTS 37-40, BLOCK 117 CHAMBERLIN ARLINGTON HEIGHTS, SECOND FILING HAYS COVINGTON
SURVEY
ABSTRACT NO. 256 LEGEND NORTH 120 ሗ FIRE HYDRANT FΗ WATER METER O WM WATER VALVE ∞ wv BLOCK 117 (W) WATER MANHOLE WMH 1"=60' SPRINKLER HEAD SH \forall SPRINKLER CONTROL BOX ICV CHAMBERLIN ARLINGTON HEIGHTS. \square HOSE BIB HR SECOND FILING 0 STORM DRAIN MANHOLE STMMH CAB. 63, PG. 40, P.R.T.C.T. S SANITARY SEWER MANHOLE SSMH WOOD FRAME UNIDENTIFIED VAULT ď SANITARY SEWER CLEANOUT SSCO HOUSE -0-POWER POLE PP 16' MDE ALLEY, UNPAVED (VOL. 63, PG. 40, P.R.T.C.T.) LINĶ FENCE c POWER POLE ANCHOR GUY S ₩ LIGHT POLE LP ₩ S 89'58'22 E 99.59' (PLAT 100') GROUND LIGHT GL **BLOCK** 117 MASONRY WALL (E) ELECTRIC MANHOLE ЕМН 6' WROUGHT IRON FENCE -WOOD BUILDING UNDERGROUND ELECTRIC MARKER -E-UEM FRAME HOUSE Û ELECTRIC RISER UER FORT WORTH BLOCK 117, LOTS 35 & 36 INST. NO. D214114431 OVERHEAD ELECTRIC -// 0E M 6' WROUGHT IRON FENCE ON 8" WIDE CONC. WALL \boxtimes ELECTRIC TRANSFORMER PAD **XFMR** ᄁ MIDE PG. ' TRAFFIC LIGHT POLE TLP BLOCK 117, 02'33" (PLAT 00.02 (PZ LOTS 21-34 WOOD W TRAFFIC SIGNAL CONTROL BOX **TSCB** D.R.T.C.T. **П** д, ф GARAGE 99 40, ELECTRIC SERVICE **ESRV** P.R. MATTHEW HOUSTON BLOCK 117, LOTS 37-40 VOL. 10202, PG. 2020 D.R.D.C.T. A7 ₽ ELECTRIC METER ЕМ P. **(**) S FRAME 125 Ŵ CABLE TELEVISION RISER CTVR HOUSE T.C. -T-UNDERGROUND CATV MARKER UCTVM P -1/2" IRF (CM) PHONE MANHOLE РНИН N 89°58'22 W 99.59' (PLAT 100') -CURB INLET _P-BURIED PHONE LINE IJРМ N 89'58'22 W 400.21 Û PHONE RISER PHR VARIABLE CONCRET Δ GAS METER GМ ACCESS MIDSTREAM IRON FENCE 丛 GAS PIPELINE SIGNS GAS VALVE GV JOIRT TRAIL DEFINED BY VEHICULAR TRAFFIC 8 80.00' -G-UNDERGROUND GAS MARKER UGM 7 HLDIM (G) GAS MANHOLE NDTH CURBED PAVEMENT **GMH** FENCE LINE **FNC** 1/1 ASPHALT PAVEMENT **ASPH** S 89'58'22 E 174.80' (80' WIDE R.O.W., UNPAVED) TRAFFIC SIGN 1/2" IRF SGN (VOL. 63, PG. 40, P.R.T.C.T.) **BOLLARD POST** BP 60.0 -1/2" IRF (CM) **Geo** MAIL BOX ΜВ 8 CLEAR CHANNEL OUTDOOR, TWG. BLOCK 126, LOT S 1 & 2 VOL. 16252, PG. 203, D.R.T.C.T. INST. NO. D202373293 DIRT AND GRAVEL TRAIL OR ROAD. ABBREVIATION LEGEND ACCESS MIDSTREAM BLOCK 126 OFFICIAL PUBLIC RECORDS OF TARRANT COUNTY, TEXAS DEED RECORDS OF TARRANT GAS PIPELINE SIGNS O.P.R.T.C.T. OLD FORT WORTH REDEVELOPMENT, LTD. 41' B-B D.R.T.C.T. BLOCK 126, LOTS 3 - 7 COUNTY, TEXAS TRACT IV CURRED P.R.D.C.T. PLAT RECORDS OF TARRANT INST. NO. D207418490, D.R.T.C.T. CONCRETE COUNTY, TEXAS INSTRUMENT NUMBER **PAVEMENT** INST. NO. VOLUME, PAGE CABINET, SLIDE VOL., PG. CAB., SL. SQUARE FEET R.O.W. RIGHT-OF-WAY

EASEMENT IRON ROD FOUND

FOUND

IRON ROD SET

CONTROLLING MONUMENT

ESMT. IRF

(CM)

NATHAN D. MAIER CONSULTING ENGINEERS, INC. TBPE FIRM REG. NO. F-356

TBPL FIRM REG. NO. 1-356
TBPLS FIRM REG. NO. 100189-00
Two Park Lane Place / 8080 Park Lane / Suite 600
Dallas, Texas 75231 / Ph. (214) 739-4741

Page 2 of 3

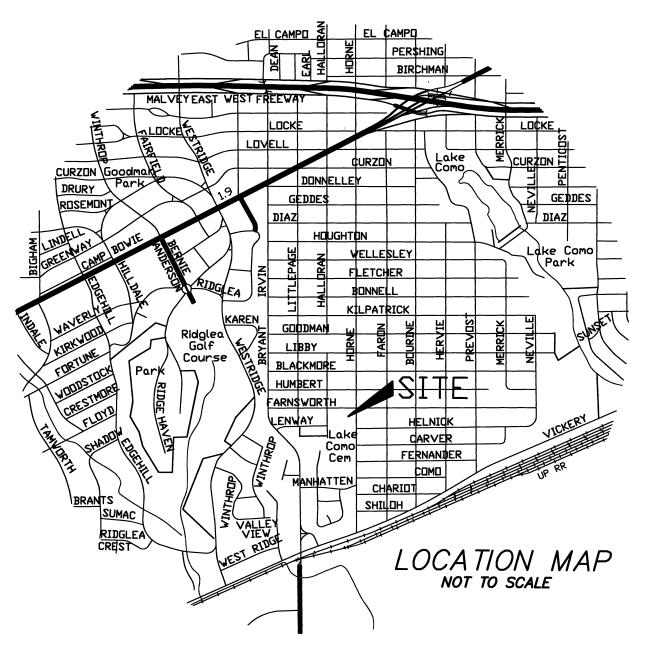
BILLBOARD-

16' WIDE ALLEY, UNPAVED (VOL. 63, PG. 40, P.R.T.C.T.,

THIS PLAT OF SURVEY IS ACCOMPANIED BY A DESCRIPTION OF EVEN DATE

> March 3, 2016 15-12-073 15073-BN05.dwg





NATHAN D. MAIER CONSULTING ENGINEERS, INC.
TBPE FIRM REG. NO. F-356
TBPLS FIRM REG. NO. 100189-00
Two Park Lane Place / 8080 Park Lane / Suite 600
Dallas, Texas 75231 / Ph. (214) 739-4741

PAGE 3 OF 3

March 3, 2016 15-12-073 15073-BN05.dwg